

City of Detroit

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PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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THURSDAY, JUNE 27, 2019

10:00 A.M.

- A. ROLL CALL
- B. APPROVAL OF MINUTES
- C. PUBLIC COMMENT
- D. **10:05 A.M. – PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, Zoning, commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 77 to show a B4 (General Business District) zoning classification where an R1 (Single-Family Residential District) zoning classification is currently shown on one parcel located at 11620 Westwood Avenue, generally bounded by Wadsworth Avenue to the north, Chesapeake and Ohio Railway to the east, Plymouth Road to the south, and Westwood Avenue to the west. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**
- E. **10:15 A.M. – CONTINUED DISCUSSION – RE:** Discussion with taxing jurisdictions regarding the fiscal impact of the Second Amended and Restated Brownfield Plan for the 3800 Woodward Redevelopment. **(Taxing Units; Detroit Brownfield Redevelopment Authority)**

- F. **10:20 A.M. – CONTINUED PUBLIC HEARING – RE:** Approval of the Second Amended and Restated Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the 3800 Woodward Redevelopment. **(3750 Woodward Avenue, LLC, is the project developer (the “Developer”) for the Plan Amendment which includes two parcels located at 3750 and 3800 Woodward Avenue. The Plan Amendment includes the completed rehabilitation of a 12-story structure for residential and commercial use (The Plaza), located on the parcel with the address 3800 Woodward Avenue. No additional redevelopment is anticipated for this parcel. Total investment is estimated to exceed \$330M. The developer is seeking \$58M in tax increment financing (TIF) reimbursement for eligible activities under the Plan Amendment.) (Taxing Units; Detroit Brownfield Redevelopment Authority; Legislative Policy Division)**
- G. **10:30 A.M. – CONTINUED PUBLIC HEARING – RE:** Establishment of a Neighborhood Enterprise Zone as requested by Real Estate Interests, LLC, in the area of 3750 Woodward Avenue, Detroit, MI in accordance with Public Act 147 of 1992. **(Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**

UNFINISHED BUSINESS

1. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to the Notification Ordinance Update. **(BROUGHT BACK AS DIRECTED ON 6-20-19)**
2. Status of **Law Department** submitting Proposed Ordinance to amend Chapter 26 of the 1984 Detroit City Code, *Housing*; Article VIII, *Neighborhood Enterprise Zones*, by amending Section 26-8-1 to modify the definition of “certificate of approval” by removing the reference to a repealed section of the 1984 Detroit City Code; by amending Section 26-8-3 to modify the inspection requirements by removing the reference to a repealed section of the 1984 Detroit City Code; and by amending Section 26-8-4 to require that City Council periodically review the maps associated with current Neighborhood Enterprise Zones and to set forth criteria for such review. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 6-20-19)**
3. Status of **Council Member James Tate, Jr.** submitting memorandum relative to Compliance Monitoring for Property Sales. **(BROUGHT BACK AS DIRECTED ON 6-13-19)**

NEW BUSINESS

LAW DEPARTMENT

4. Submitting report and Proposed Ordinance to amend Chapter 50 of the 1984 Detroit City

Code, *Streets, Sidewalks and Other Public Places*, Article VII, *Opening, Closing, Extending, widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets*, by adding Division 3, *Secondary Street Signs*, Section 50-7-21, *Assignment of secondary street signs permitted*; Section 50-7-22, *Location of secondary street signs*; Section 50-7-23, *Maintenance of secondary street signs*; Section 50-7-24, *Removal of secondary street signs*; Sections 50-7-25, *Limit on quantity of secondary street signs assigned per year*; Section 50-7-31, *Official petition form required*; Section 50-7-32, *Procedure*; Section 50-7-33, *Duties of the Legislative Policy Division to provide notice*; Section 50-7-34, *Duties of the Legislative Policy Division to prepare report*; Section 50-7-35, *Public hearing*; Section 50-7-36, *Resolution by City Council authorizing secondary street sign*; Section 50-7-37, *Duties of the Department of Public Works*; Section 50-7-41, *Procedure for City Council initiative*; Section 50-7-42, *Duties of the Legislative Policy Division to provide notice regarding assignment of secondary street sign through City Council initiative*; Section 50-7-43, *Report by the Legislative Policy Division regarding assignment of secondary street name through City Council initiative*; Section 50-7-44, *Public hearing regarding assignment of secondary street name through City Council initiative*; Section 50-7-45, *Resolution by City Council authorizing secondary street name*; and Section 50-7-46, *Duties of the Department of Public Works regarding assignment of secondary street sign through City Council initiative*; to create a process for the assignment of secondary street signs, either by petition or by City Council initiative; to provide criteria for eligibility for the assignment of a secondary street sign; to provide timing requirements for the process of assigning a secondary street sign; to establish the duties of the Office of the City Clerk, Legislative Policy Division, and Department of Public Works in relation to the assignment of secondary street signs; to establish costs to be charged for the application for and installation of a secondary street sign; and to establish a limit for the quantity of secondary street signs that may be assigned within a calendar year. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**

CITY PLANNING COMMISSION

5. Submitting report and Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, *Zoning*; by amending Article XII, *Use Regulations*, by removing a portion of the language in Section 61-12-392, *Prohibited uses and activities*, to bring this section into compliance with Chapter 9, *Buildings and Building Regulations*, Article I, *Detroit Property Maintenance Code*, Division 3, *Requirements for Rental Property*, Subdivision C, *Short Term Rentals*. **(Repeal of the home occupations prohibition in Chapter 61 of the City Code (Zoning); and amendments to Chapter 9 of the City Code (Buildings and Building Regulations) to define and establish provisions relative to Short Term Rentals.) (FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**
6. Submitting report and Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, *Zoning*, commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 4 to modify an existing PD (Planned Development District) zoning classification, established by Ordinance No. 29-14 and amended by Ordinance No. 37-98,

on land generally bounded by East Alexandrine Avenue to the north, John R. Street to the east, Mack Avenue to the south, and Woodward Avenue to the west to allow for the construction of a mixed-use development and an establishment that serves alcohol for consumption on the premises, as well as for those uses that are generally permitted in the B5 (Major Business District) zoning classification. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**

7. Submitting report and Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, *Zoning*, commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 4 to modify an existing PD (Planned Development District) zoning classification, established by Ordinance No. 39-07, on land generally bounded by Eliot Street and a portion of vacated Eliot Street to the north, John R. Street to the east, Erskine Street to the south, and Woodward Avenue to the west to allow for the construction of a multi-level parking deck with first floor retail-commercial space and an adjacent open space-park area. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**
8. Submitting report and Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, *Zoning*, commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 4 to modify an existing PD (Planned Development District) zoning classification, established by Ordinance No. 39-07 to allow for a mixed-use building on land commonly known as 112 Edmund Place. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**
9. Submitting reso. autho. Alterations in a PC Zoning District at the Coleman A. Young Municipal Center. **(CPC staff recommends approval of the proposed exterior modifications to 2 Woodward Avenue as detailed in the attached drawings.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**

OFFICE OF THE CHIEF FINANCIAL OFFICER

10. Submitting reso. autho. Transfer of Jurisdiction/Surplus of Real Property ó 15003 E. Jefferson Ave, Grosse Pointe Park, MI. **(The City of Detroit, Detroit Department of Transportation (“DDOT”) has recently requested that the Finance Department transfer jurisdiction of certain City-owned real property known as 15003 E. Jefferson Ave. Grosse Pointe Park, MI (the “Property”) to the Planning and Development Department (“P&DD”) to administer as surplus real property.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**

LEGISLATIVE POLICY DIVISION

11. Submitting report relative to Community Benefits Ordinance Thresholds. **(The Community Benefits Ordinance applies when a development project: Is \$75 million or more in value, Receives \$1 million or more in property tax abatements, or Receives \$1 Million or more in value of city land sale or transfer.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**

PLANNING AND DEVELOPMENT DEPARTMENT

12. Submitting reso. autho. Property Sale ó 4038 & 4044 McGraw, Detroit, MI 48210. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Kaizen Management LLC (“Kaizen”), a Michigan Domestic Limited Liability Company, to purchase certain City-owned real property at 4038 and 4044 McGraw, Detroit, MI (the “Properties”) for the purchase price of Ten Thousand and 00/00 Dollars (\$10,000.00)). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**
13. Submitting reso. autho. Property Sale ó 2350 & 2346 S. Schaefer, Detroit, MI 48126. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Nile Construction, LLC (“Nile”), a Michigan Limited Liability Company, to purchase certain City-owned real property at 2350 and 2346 S. Schaefer, Detroit, MI (the “Properties”) for the purchase price of Nine Thousand Two Hundred and 00/00 Dollars (\$9,200.00)). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**
14. Submitting reso. autho. Property Sale ó 7134 W. Seven Mile, Detroit, MI 48221. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Tracy Nixon (the “Purchaser”), to purchase certain City-owned real property at 7134 West Seven Mile, Detroit, MI (the “Property”) for the purchase price of Twenty Five Thousand and 00/00 Dollars (\$25,000.00)). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**
15. Submitting reso. autho. Property Sale/Memorandum of Understanding ó 15003 E. Jefferson Ave., Grosse Pointe Park, MI. **(The City of Detroit (“City”), through its Planning & Development Department (“P&DD”), the Urban Renewal Initiative Foundation (“URIF”) and the City of Grosse Pointe Park (“GPP”) have been in discussions regarding the sale of certain City-owned land located at 15003 E. Jefferson Ave, Grosse Pointe Park (the “Property”) to URIF for the purchase price of Three Hundred Thousand and 00/100 Dollars (\$300,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**
16. Submitting reso. autho. Memorandum of Understanding with City of Grosse Pointe Park ó Reopening of Kercheval Avenue to Two-Way Traffic. **(The City of Detroit (“City”), through its Planning & Development Department, and the City of Grosse Pointe Park (“GPP”) have been in discussions regarding GPP reopening Kercheval Avenue to two-way vehicular traffic and the potential to redevelop certain areas at the boarder of both cities along Kercheval Avenue between Alter Road and Wayburn.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**

DEPARTMENT OF PUBLIC WORKS

17. Submitting reso. autho. Petition of Gerti Begaj (#775), request for a Seasonal Outdoor Café permit for the property located at 600 Woodward Ave. **(The Department of Public Works/City Engineering Division (DPW/CED) who has jurisdiction over temporary encroachment in the public-of-way, for Outdoor Café use, has approved this request contingent upon the petitioner's compliance with applicable City ordinance related to outdoor café activities and the remittance of the annual use-permit fee to the DPW.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**
18. Submitting reso. autho. Petition of Eatori Market (#846), request for a Seasonal Outdoor Café Permit for 1215 Griswold St. **(The Department of Public Works (DPW) who has jurisdiction over temporary encroachment in the public right-of-way, for Outdoor Café use, has approved this request contingent upon the petitioner's compliance with applicable City ordinance related to outdoor café activities and the remittance of the annual use-permit fee to the DPW.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**
19. Submitting reso. autho. Petition of Cannelle (#883), request for a Seasonal Outdoor Café Permit for 45 West Grand River. **(The Department of Public Works (DPW) who has jurisdiction over temporary encroachment in the public right-of-way, for Outdoor Café use, has approved this request contingent upon the petitioner's compliance with applicable City ordinance related to outdoor café activities and the remittance of the annual use-permit fee to the DPW.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**
20. Submitting reso. autho. Petition of Brian Hurttienne ó Mootz Pizzeria (#891), request for a Permanent Outdoor Café Permit for property located at 1234 Library St, Detroit, MI. **(The Department of Public Works (DPW) who has jurisdiction over temporary encroachment in the public right-of-way, for Outdoor Café use, has approved this request contingent upon the petitioner's compliance with applicable City ordinance related to outdoor café activities and the remittance of the annual use-permit fee to the DPW.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**
21. Submitting reso. autho. Petition of Taqueria El Nacimiento (#892), request for a Seasonal Outdoor Café Permit for property located at 7400 West Vernor, Detroit, MI. **(The Department of Public Works (DPW) who has jurisdiction over temporary encroachment in the public right-of-way, for Outdoor Café use, has approved this request contingent upon the petitioner's compliance with applicable City ordinance related to outdoor café activities and the remittance of the annual use-permit fee to the DPW.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**

MISCELLANEOUS

22. **Council Member Roy McCalister, Jr.** submitting memorandum relative to Requesting an

Amendment to the Proposed Secondary Street Signs Replacement Ordinance. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**

23. **Council President Brenda Jones** submitting memorandum relative to Zoning Ordinance Amendments. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-27-19)**